066.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,200 / 884,200
					USE VALUE:	884,200 / 884,200
					ASSESSED:	884,200 / 884,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFRANCISCO ROBERT D &
Owner 2:	DEFRANCISCO KRISTIN L
Owner 3:	
Street 1:	7 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLYNN JOHN J & PAULINE M -
Owner 2:	-
Street 1:	7 RADCLIFFE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,922 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2475 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5922.000	462,400	3,400	418,400	884,200
Total Card	0.136	462,400	3,400	418,400	884,200
Total Parcel	0.136	462,400	3,400	418,400	884,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.32 | /Parcel: 357.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42199

GIS Ref

GIS Ref

Insp Date 04/13/09

!5658!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	462,400	3400	5,922.	418,400	884,200	884,200	Year End Roll	12/18/2019
2019	101	FV	342,400	3400	5,922.	388,500	734,300	734,300	Year End Roll	1/3/2019
2018	101	FV	342,400	3400	5,922.	388,500	734,300	734,300	Year End Roll	12/20/2017
2017	101	FV	342,400	3400	5,922.	340,700	686,500	686,500	Year End Roll	1/3/2017
2016	101	FV	342,400	3400	5,922.	310,800	656,600	656,600	Year End	1/4/2016
2015	101	FV	295,700	3400	5,922.	274,900	574,000	574,000	Year End Roll	12/11/2014
2014	101	FV	264,300	3400	5,922.	260,000	527,700	527,700	Year End Roll	12/16/2013
2013	101	FV	264,300	3400	5,922.	247,400	515,100	515,100		12/13/2012

PRINT

Date	Time
12/10/20	20:31:02

LAST REV

Date	Time
08/02/18	15:02:54
danam	
5658	

USER DEFINED

Prior Id # 1:	42199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN JOHN J &	63498-466		4/16/2014		675,000	No	No		
	12414-89		4/13/1973		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	810	Carport	4,900	C				
2/2/2017	118	Re-Roof	33,000	C				
11/12/2014	1552	Addition	170,000					Build 9 x 30 addit

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2015	Permit Insp	PC	PHIL C
4/13/2009	Meas/Inspect	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5922		Sq. Ft.	Site		0	70.	1.01	12									418,362						418,400	

Total AC/HA: 0.13595 | Total SF/SM: 5922 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 418,362 | Spl Credit | Total: 418,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17447543
Const Adj.:	0.99989998
Adj $ / SQ:	146.795
Other Features:	110750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518437
Depreciation:	55991
Depreciated Total:	462446

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

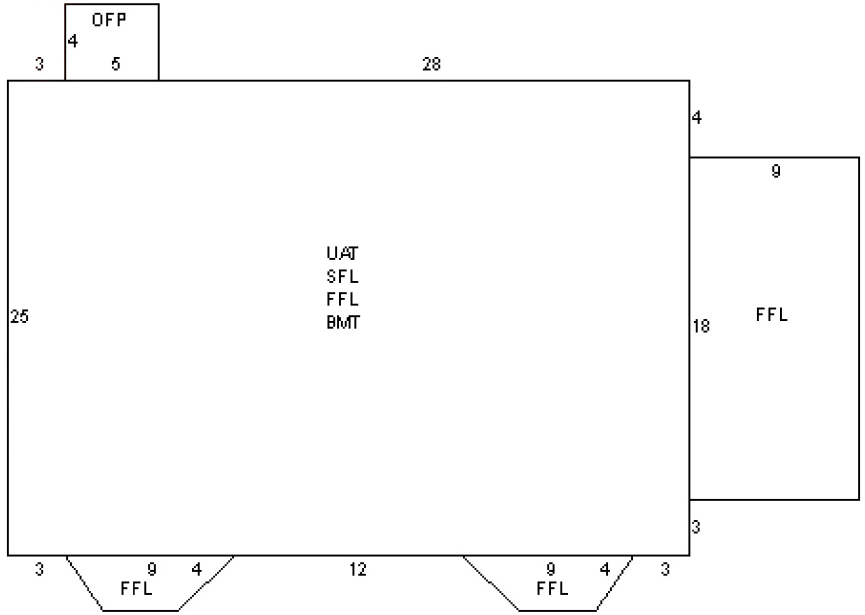
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.47
Special Features:	0	Val/Su Net:	146.93
Final Total:	462400	Val/Su SzAd	230.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	146.790	161,768
BMT	Basement	900	55.490	49,940
SFL	Second Floor	900	146.790	132,115
UAT	Upper Attic	225	70.460	15,854
OFP	Open Porch	20	44.000	880

Net Sketched Area:	3,147			Total:	360,557
Size Ad	2002	Gross Are	3822	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400